



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**THE SHOPS AT BIG DEAHL, L.L.C.**

**PD #1292, as amended**

**1450 N Dayton St. (27<sup>th</sup> Ward)**

12/17/2020

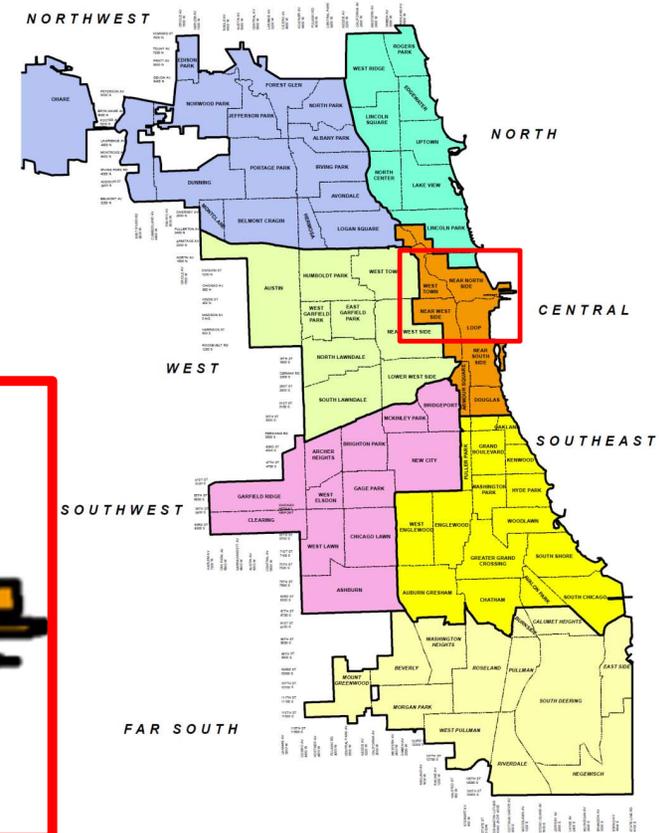
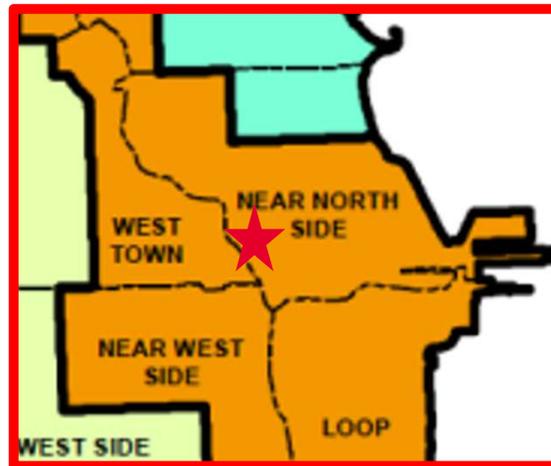
# ★ Community Area Snap Shot

## COMMUNITY AREA INFORMATION

- Near North Side Community Area

## DEMOGRAPHICS\*

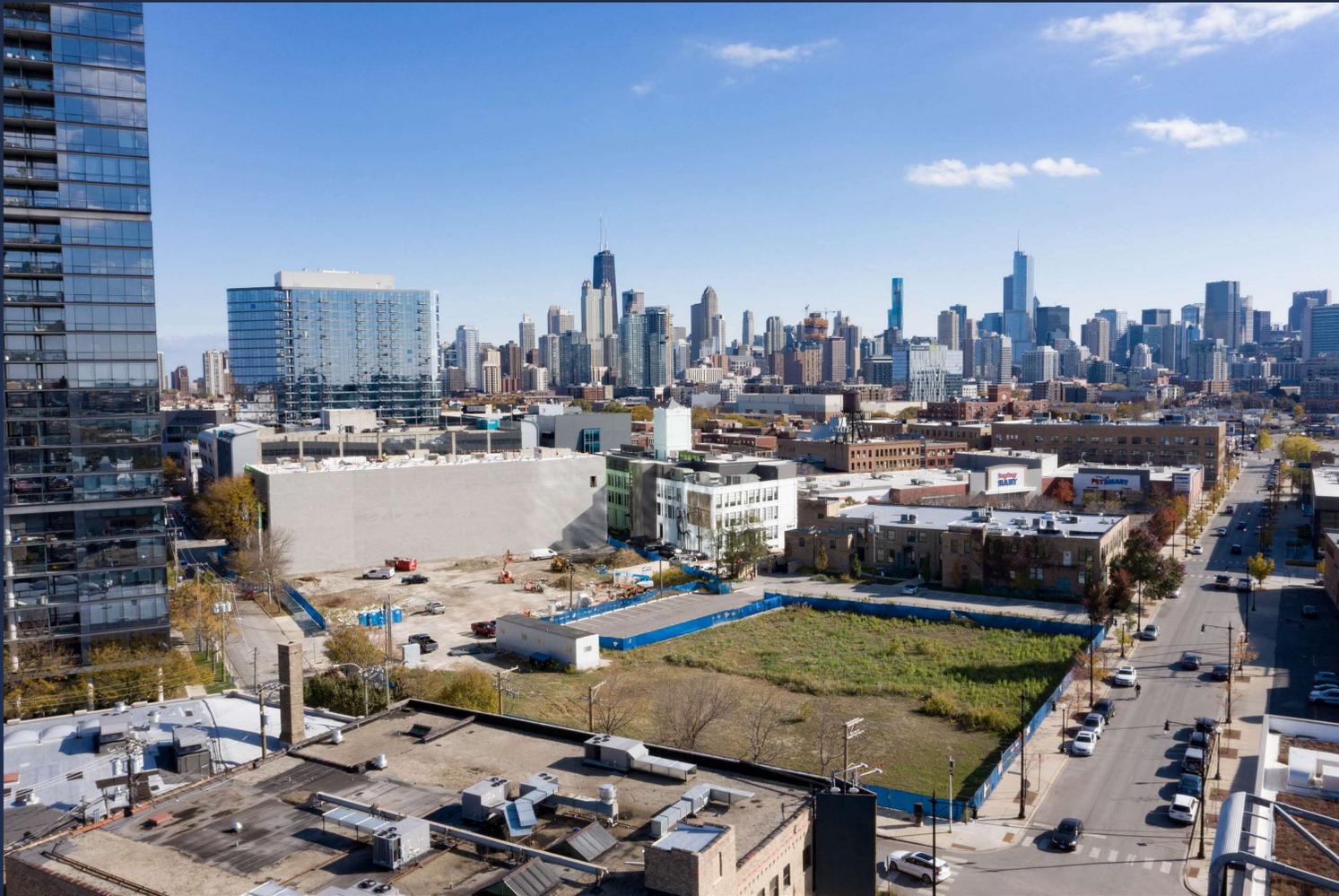
- Total Population - 89,995
- Average Household Size - 1.6
- Median age 34.9
- 50.3% 34 years old or younger
- Median Income \$99,732



\*Based on 2014-2018 American Community Survey Five-year estimates.



**SITE CONTEXT AERIAL – view looking southeast**

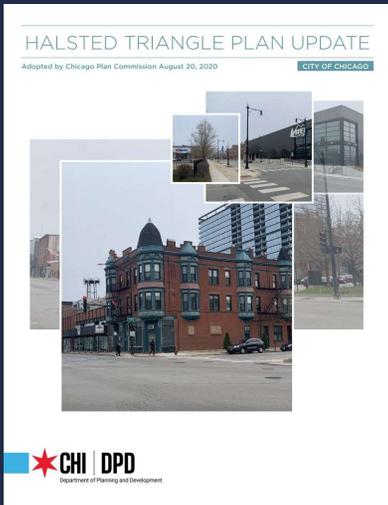


**SITE CONTEXT AERIAL – view looking southeast**



**SITE CONTEXT AERIAL – view looking northwest**

# Planning Context



## HALSTED TRIANGLE PLAN

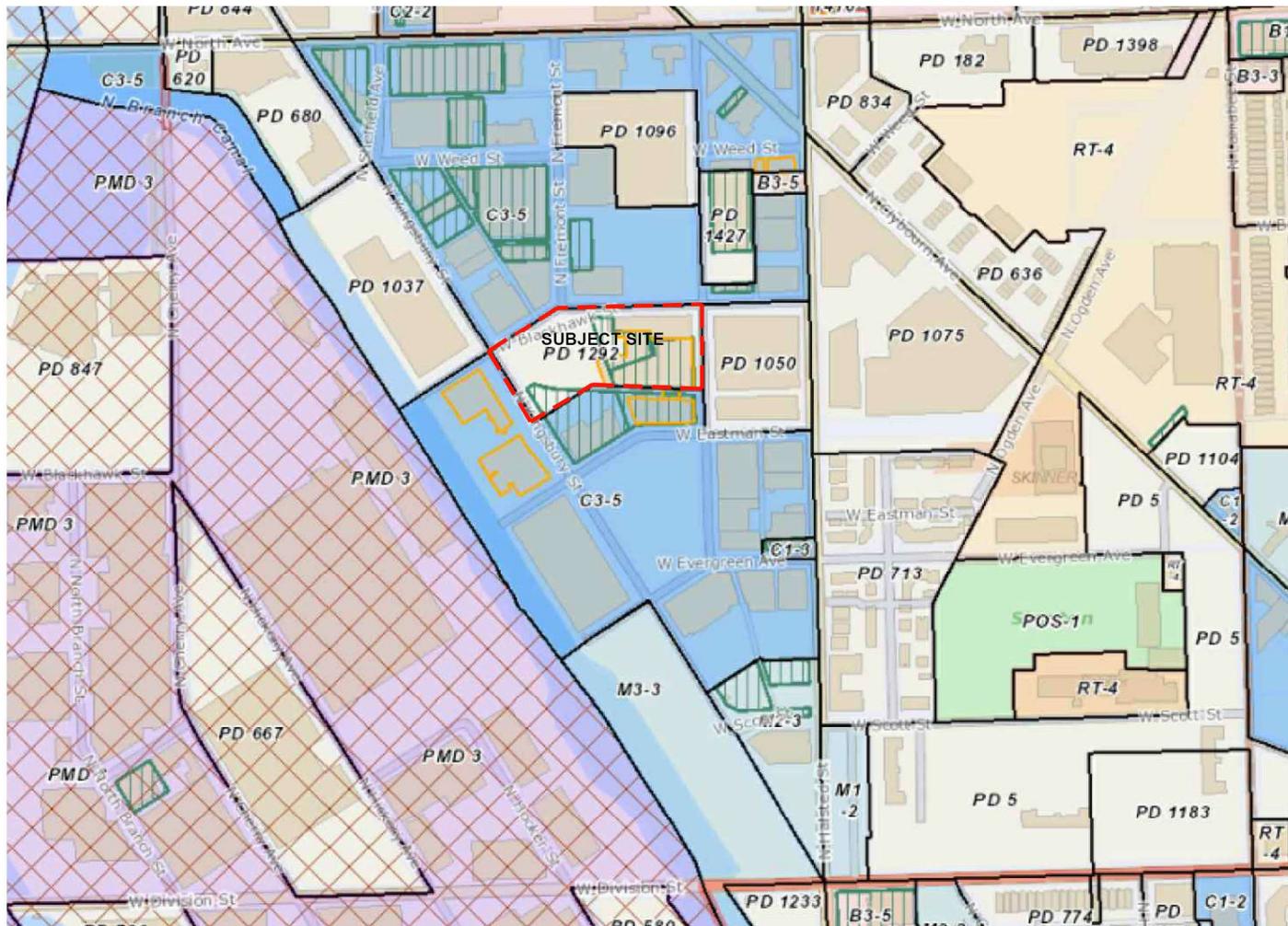
- **Approved August 20, 2020**
- **Chicago Department of Planning and Development**
- **Plan Goals Summary:**
  - Promote a neighborhood experience that prioritizes pedestrian interactions, engagement, connection and safety.
  - Promote designs that emphasize connections to the river and the “Wild Mile” but also acknowledge the manufacturing buffer between Goose Island and the Kingsbury buffer zone.
  - Promote mixed-use developments
  - Promote multi-modal transportation
  - Promote design excellence consistent with urban design best practices and department policies



**Big Deahl Site**  
1450 N. Dayton

**Halsted Triangle**

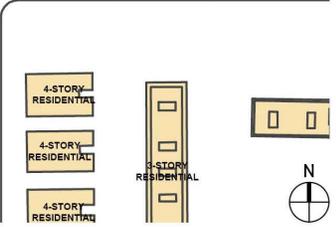
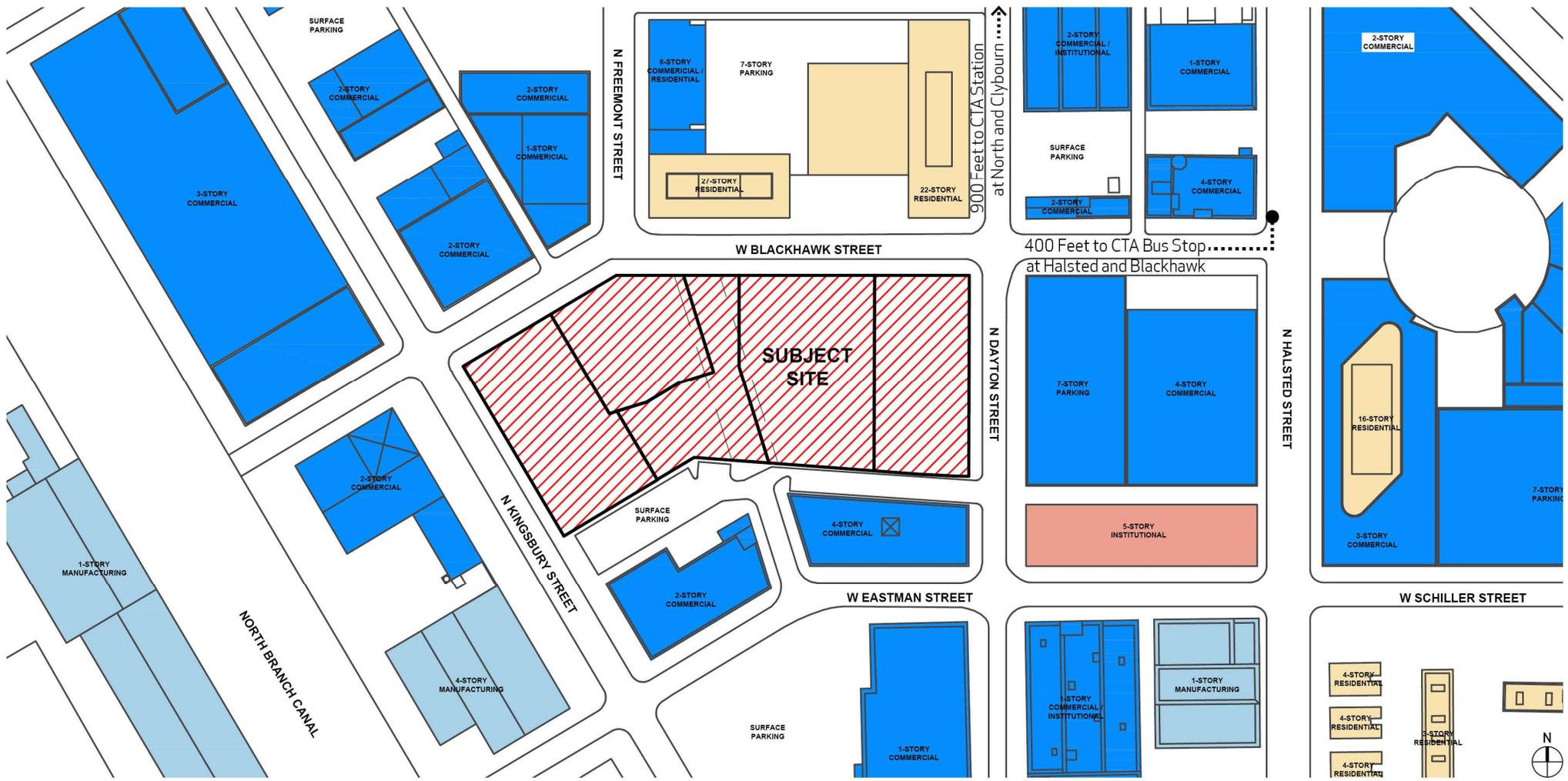
**SITE CONTEXT DIAGRAM**



- Business
- Commercial
- Manufacturing
- Residential
- Planned Development
- Planned Manufacturing
- Downtown Mixed
- Downtown Core
- Downtown Residential
- Downtown Service
- Transportation
- Parks and Open Space



# ZONING CONTEXT PLAN



# LAND USE CONTEXT PLAN

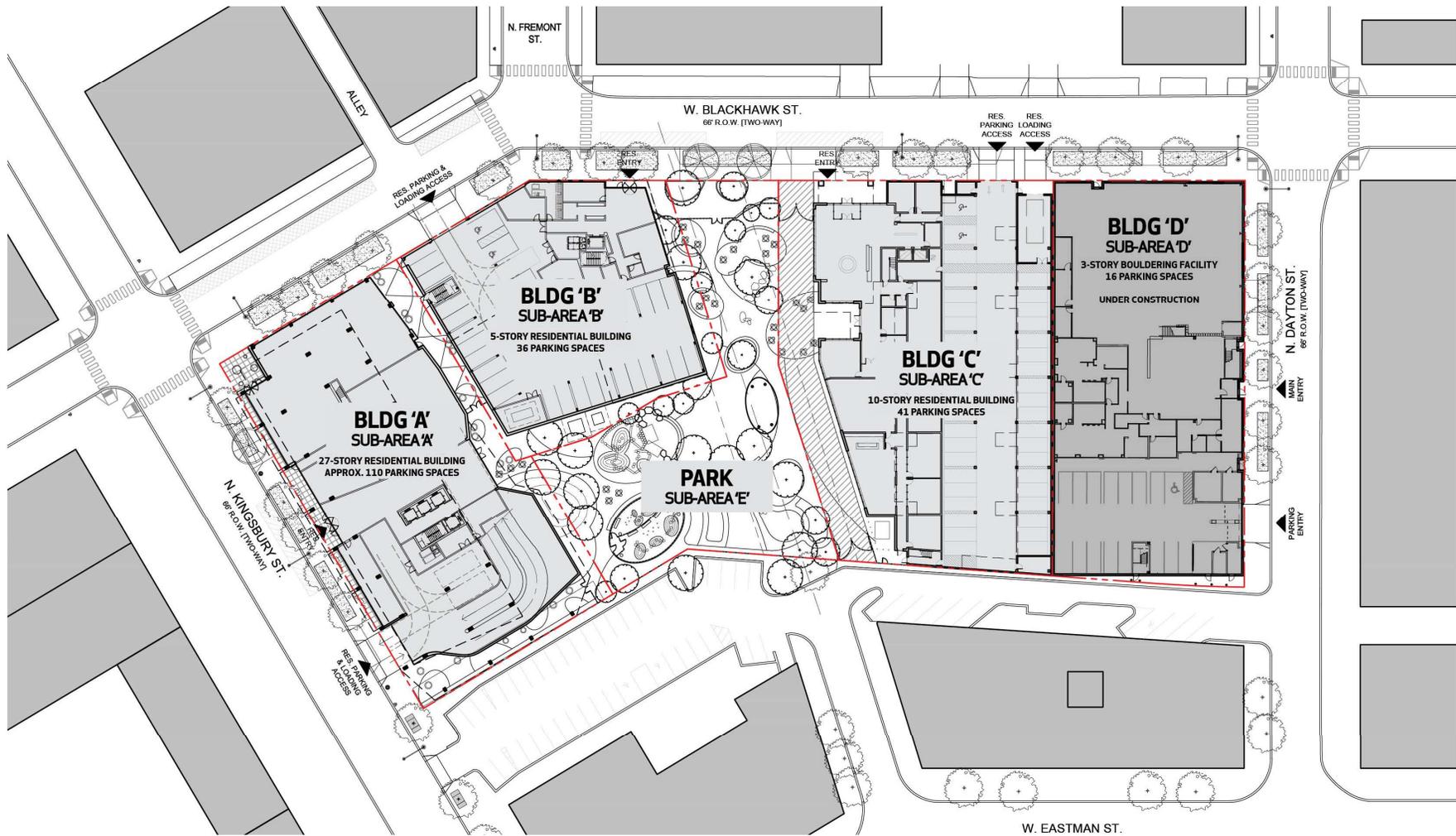
# Project Timeline + Community Outreach

- Date of PD Filing; September 9, 2020
- Dates of Community Meetings;

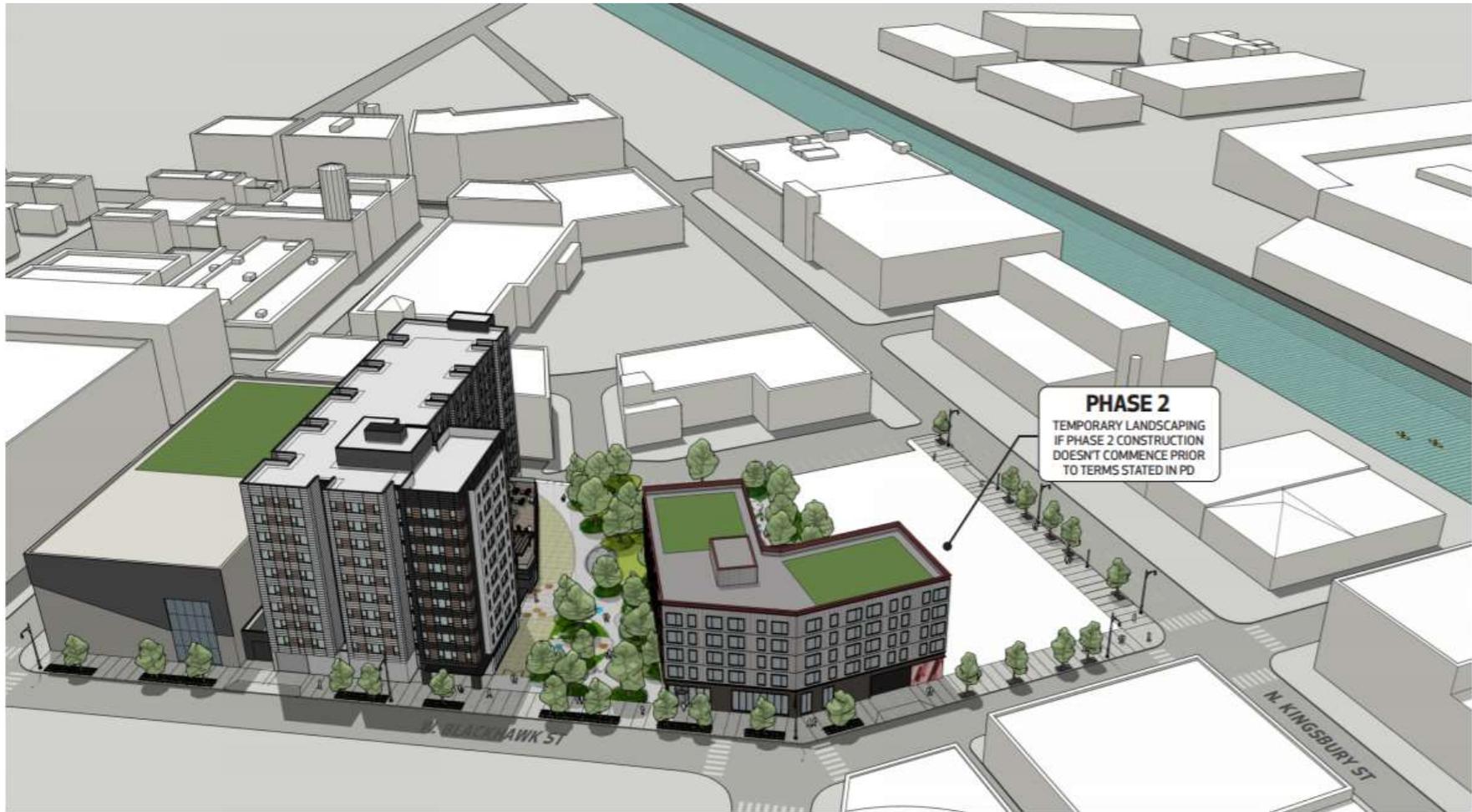
Near North Unity Program  
September 28, 2020

Halsted Triangle Owner's Association  
December 2, 2020





**SITE PLAN**



**PROJECT MASSING** AERIAL VIEW OF DEVELOPMENT FROM NORTH (WITHOUT PHASE 2)

# PHASE 1



**AERIAL VIEW FROM NORTHWEST**



**PARK AERIAL VIEW FROM SOUTH**

# Pedestrian Context



# Pedestrian Context





**LEGEND:**

- 1** Entry Plaza
- 2** Gathering Node
- 3** Therapeutic garden
- 4** Permeable Concrete Paver
- 5** Sculpture
- 6** Moveable Tables and Chairs
- 7** Overhead Structure
- 8** Lawn
- 9** Community Planter
- 10** Dog Park
- 11** Nature Play
- 12** Outdoor Classroom
- 13** String Lighting
- 14** Landscape Buffer
- 15** Concrete Unit Pavers
- 16** Concrete Paving
- 17** Stabilized Decomposed Aggregat Paving

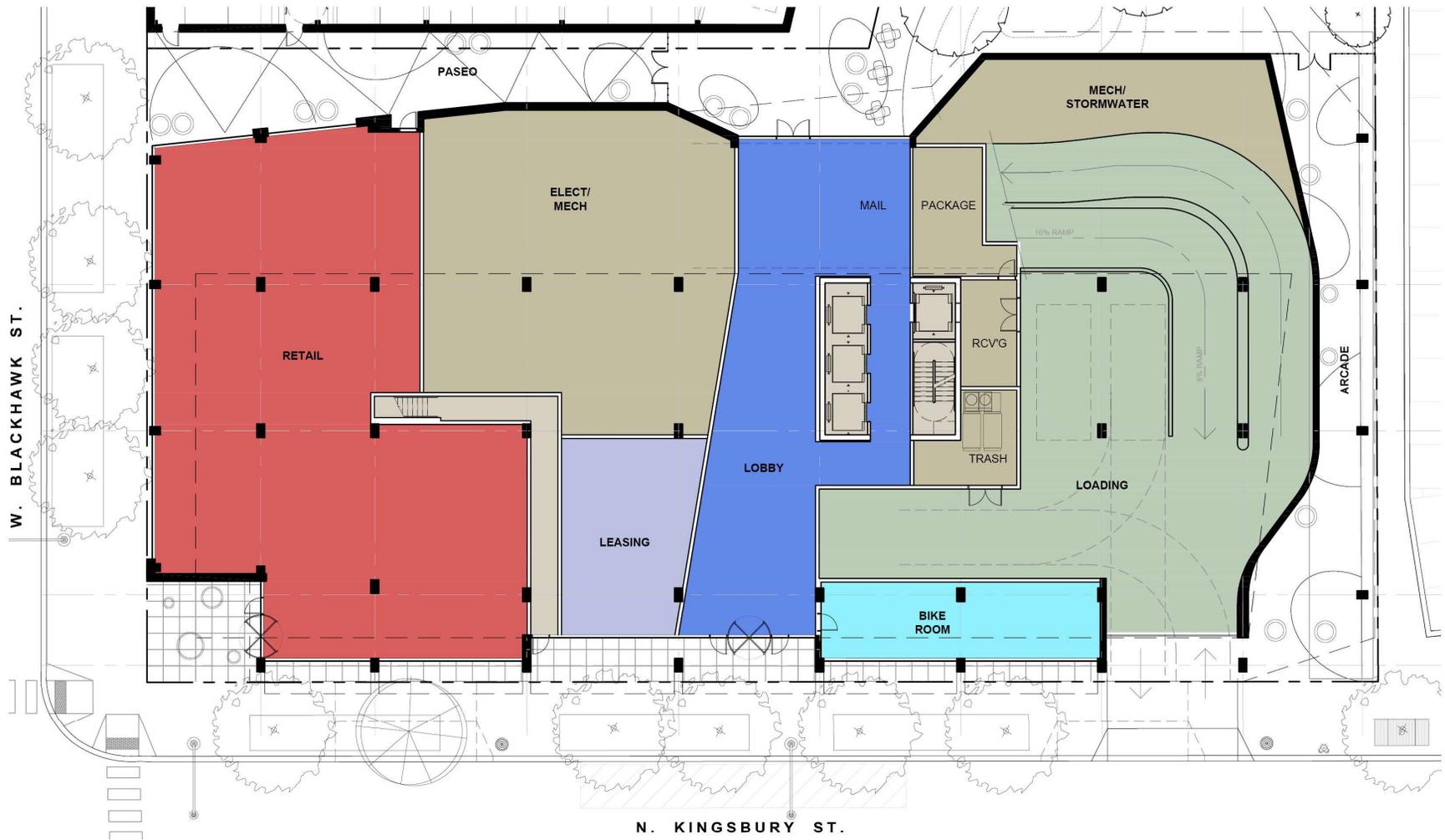


**PEDESTRIAN EXPERIENCE | PARK PLAN**

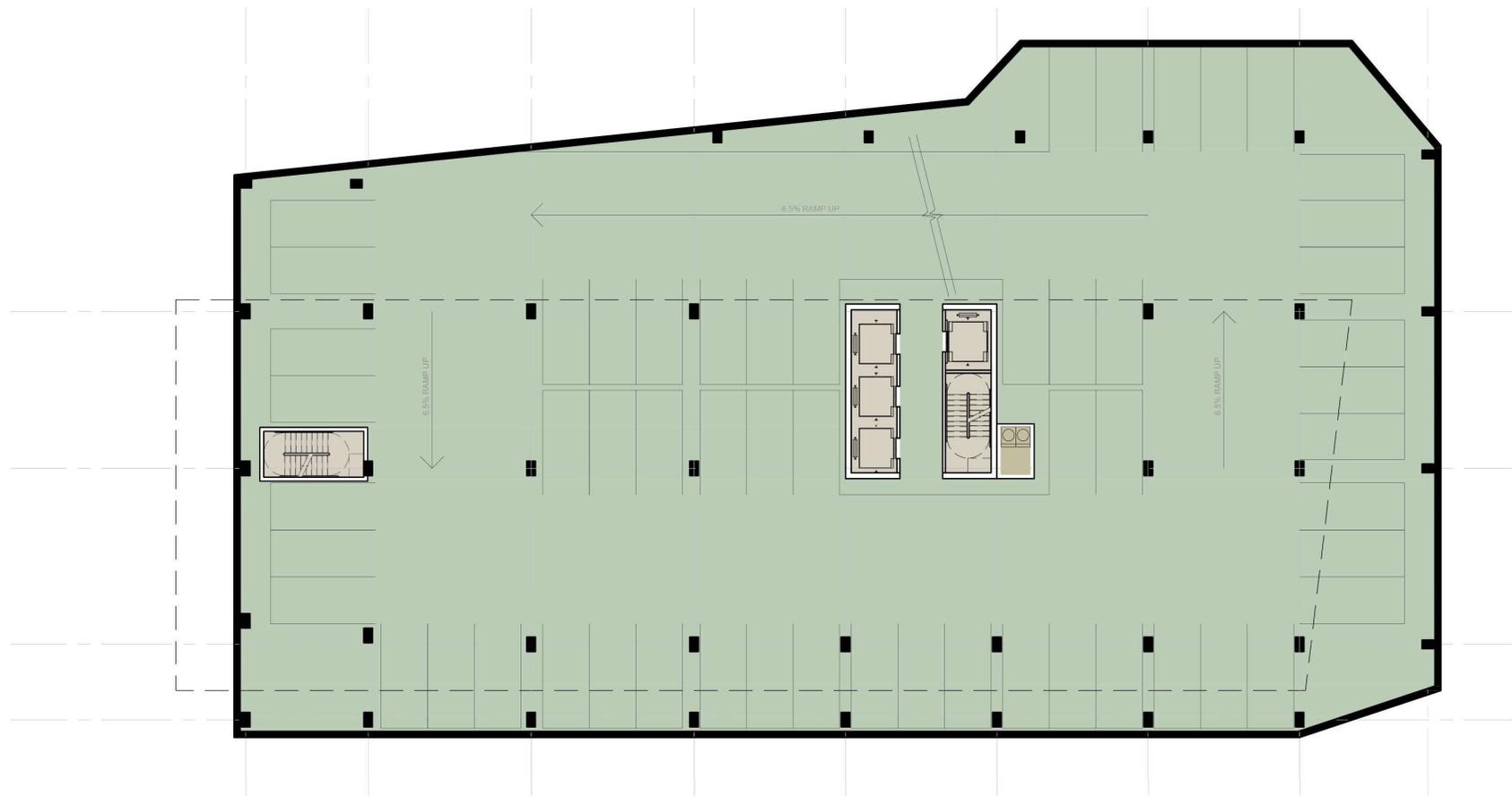


**UNDER CONSTRUCTION**

**BUILDING ELEVATION | BLDG D – No Changes Proposed to CPC Approved Plans**

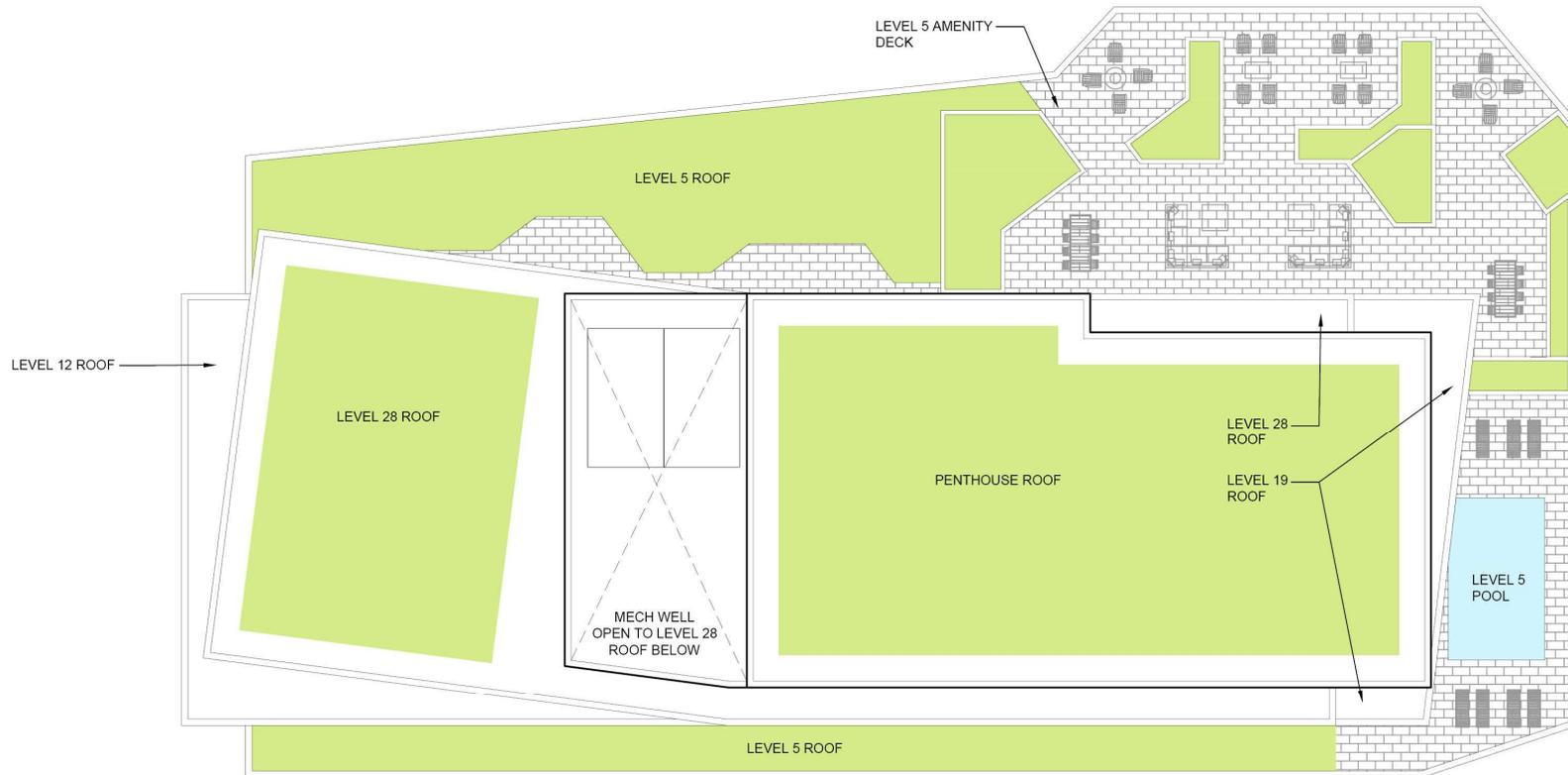


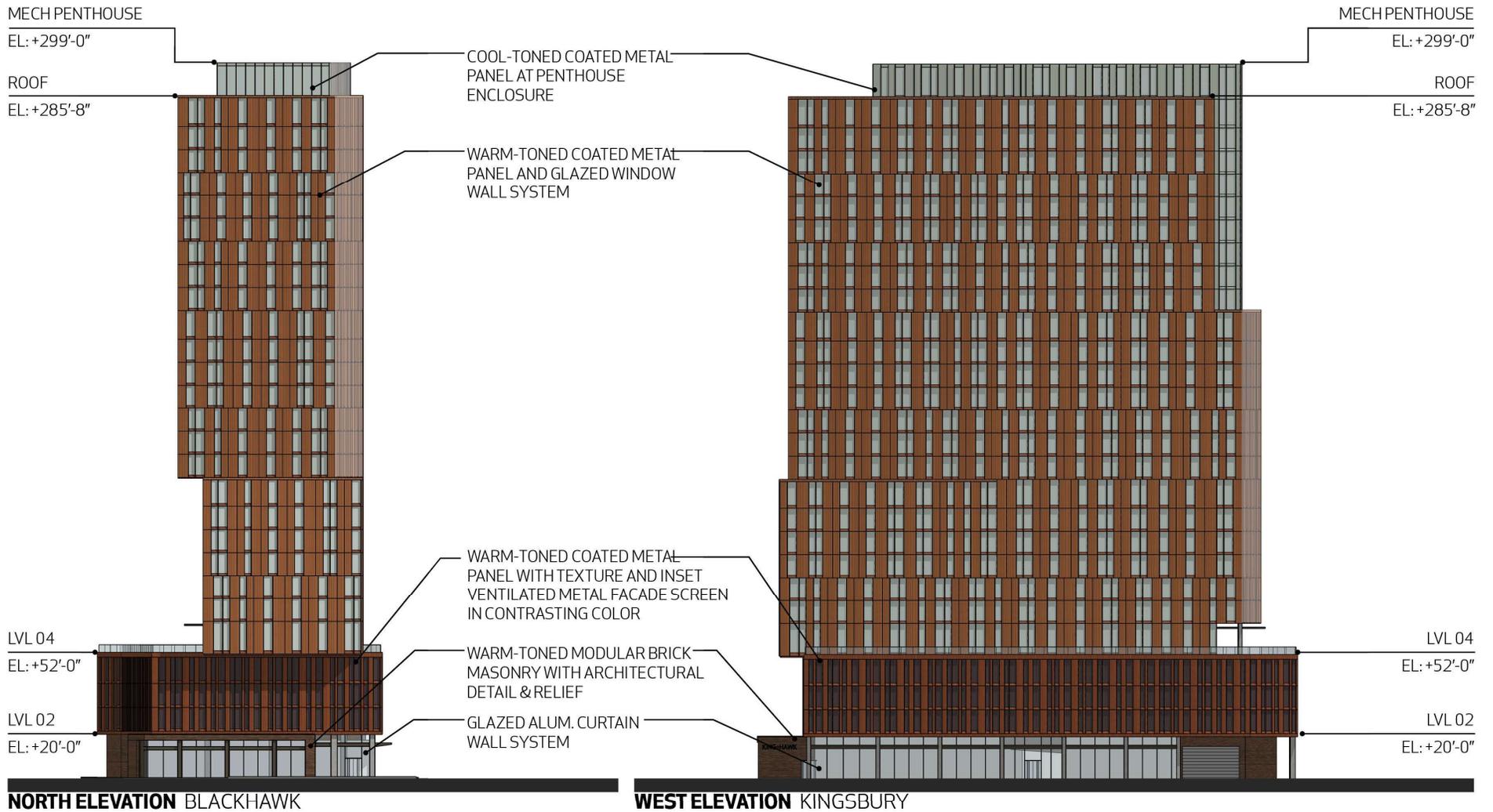
**GROUND FLOOR PLAN | BLDG A**



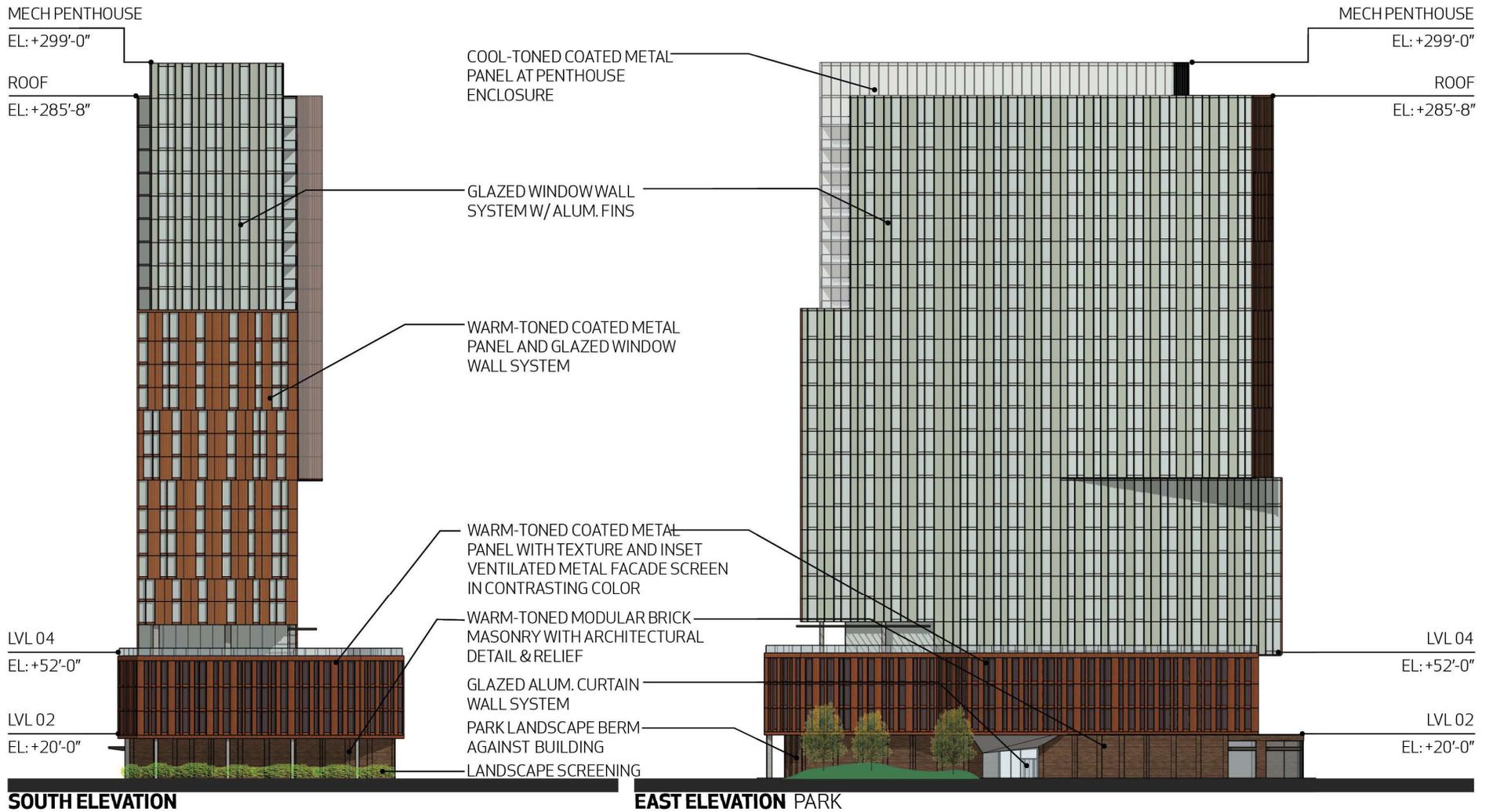
TYPICAL GARAGE PLANS | BLDG A



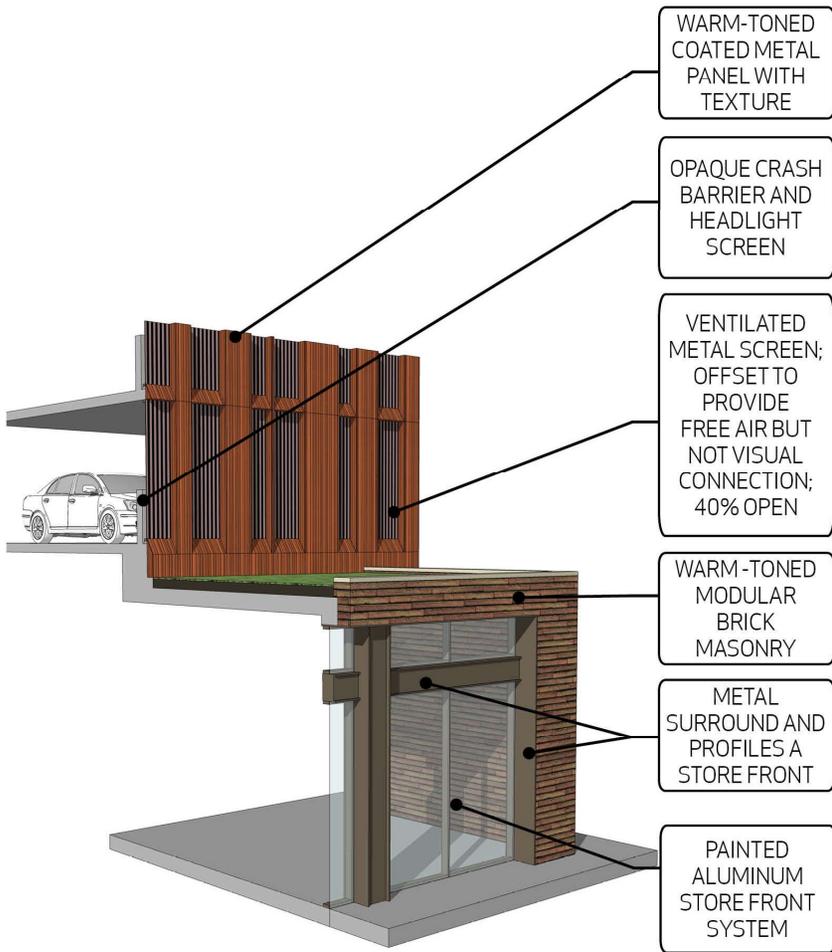




**BUILDING ELEVATIONS | BLDG A**



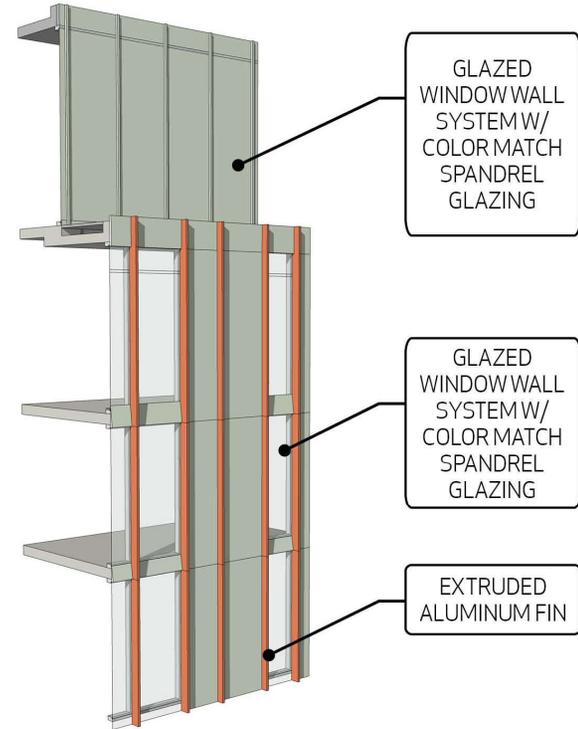
# BUILDING ELEVATIONS | BLDG A



BUILDING BASE

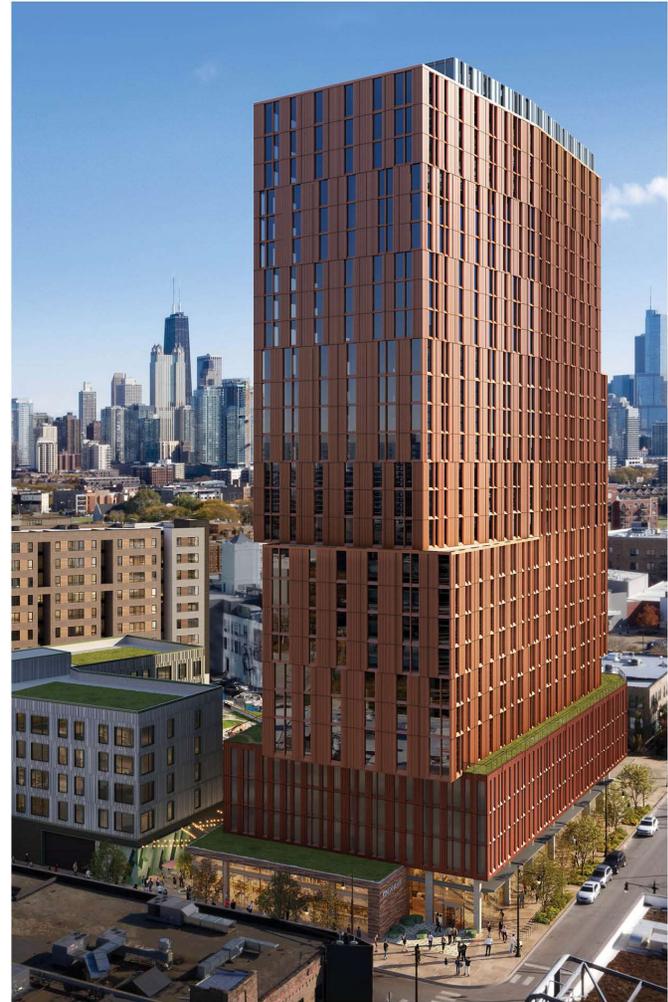
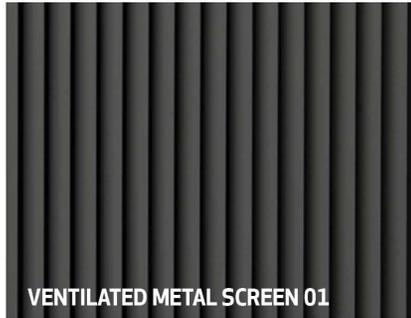
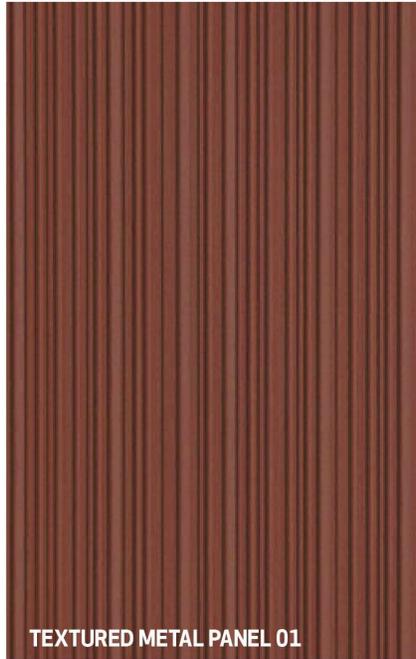


BUILDING MIDDLE + TYPICAL FLOOR



TYPICAL FLOOR + BUILDING TOP

FAÇADE SECTIONS | BLDG A



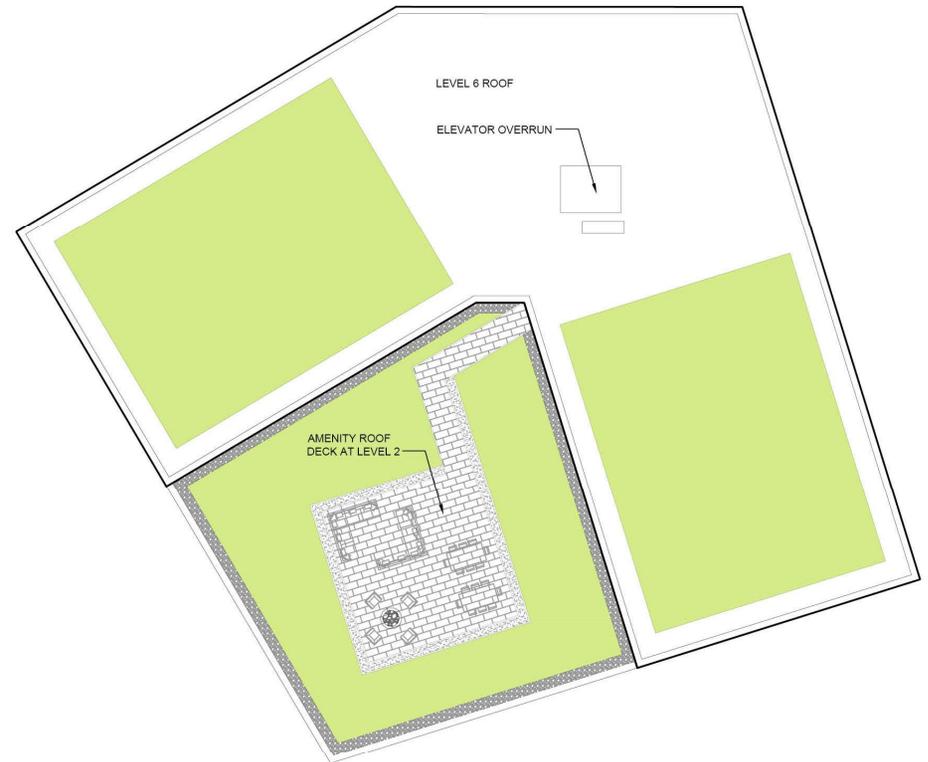
**BUILDING MATERIALS | BLDG A**



**GROUND FLOOR PLAN | BLDG B**



TYPICAL RESIDENTIAL FLOOR PLAN



ROOF PLAN





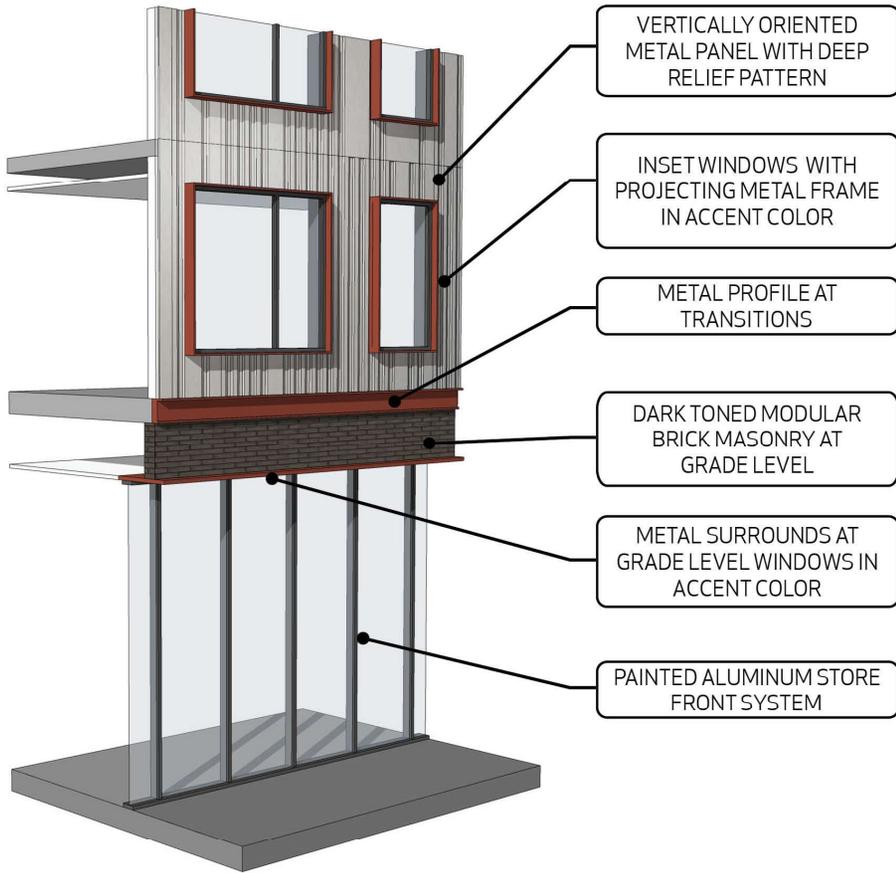


**BUILDING ELEVATIONS | BLDG B**

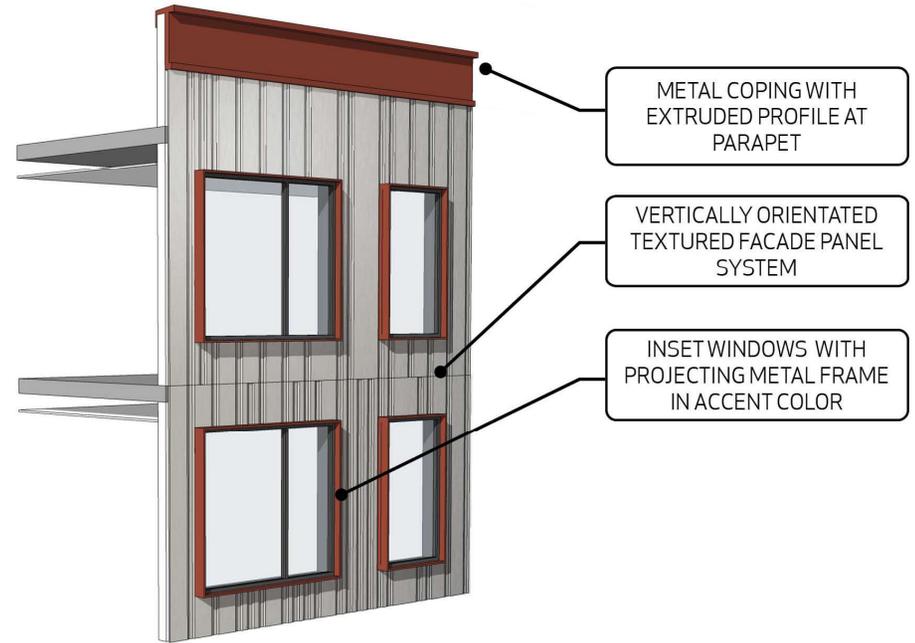


## BUILDING ELEVATIONS | BLDG B



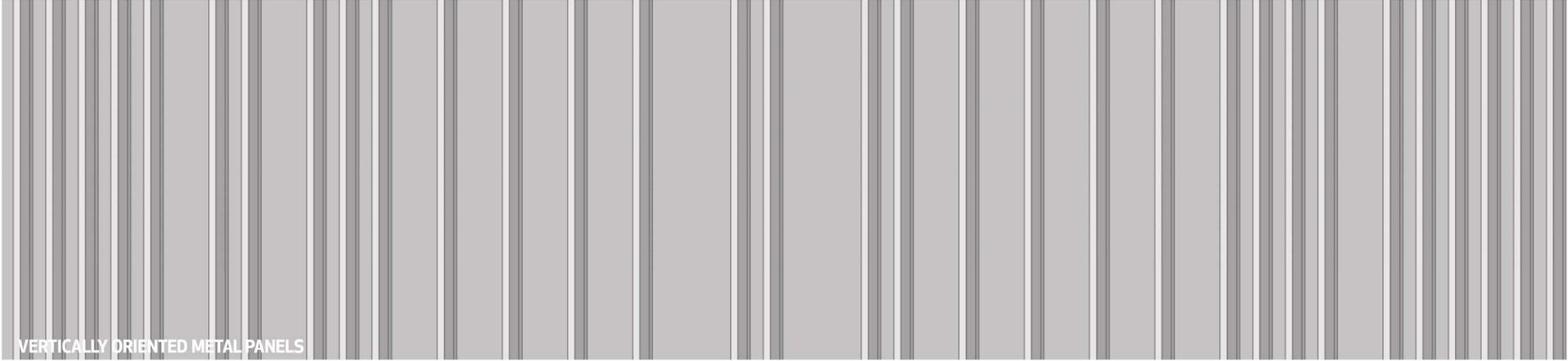


BUILDING BASE



TYPICAL FLOOR + BUILDING TOP

FAÇADE SECTIONS | BLDG B



VERTICALLY ORIENTED METAL PANELS



MASONRY



ACCENT COLOR



ACCENT COLOR



**BUILDING MATERIALS | BLDG B**



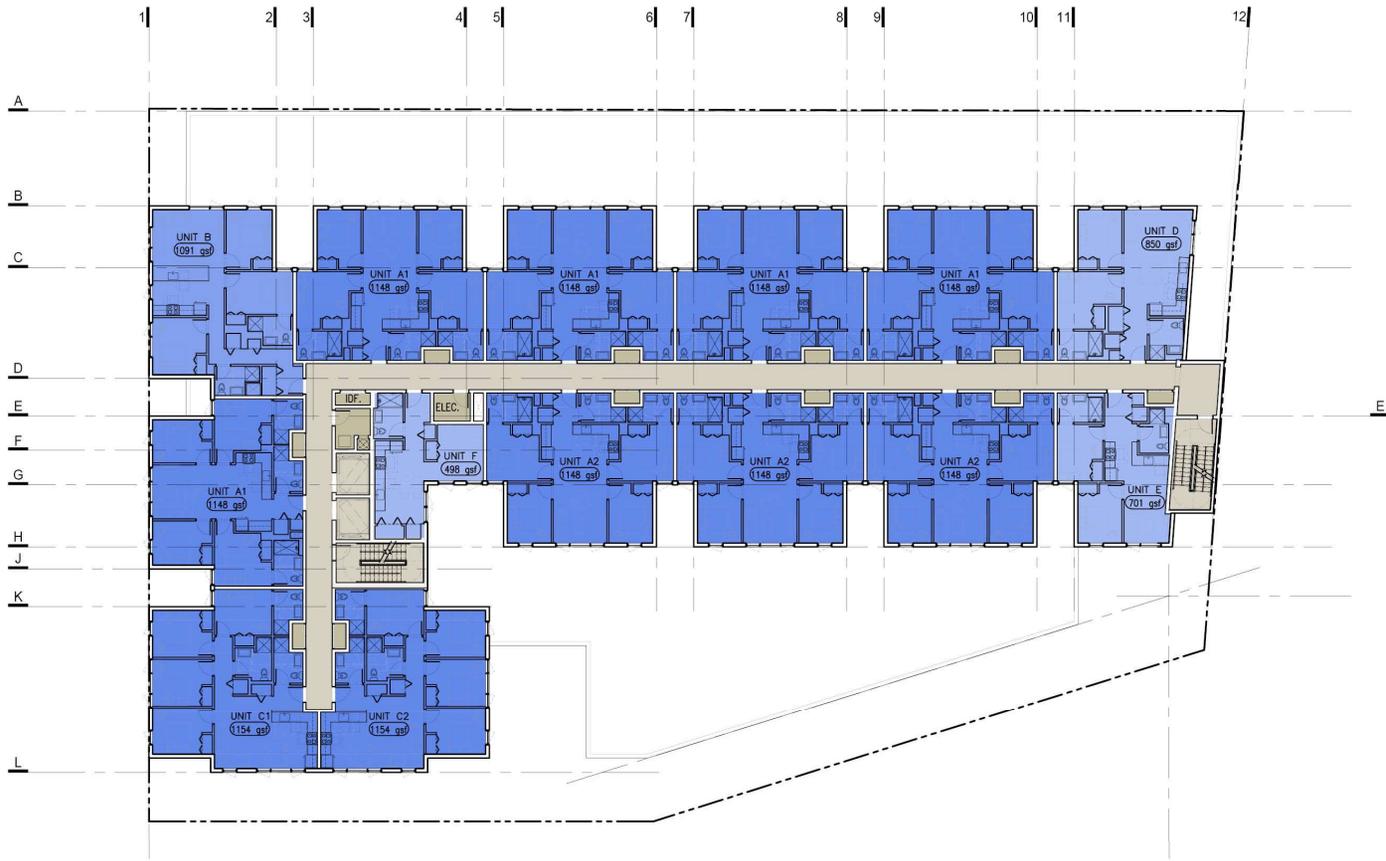
# GROUND FLOOR PLAN | BLDG C

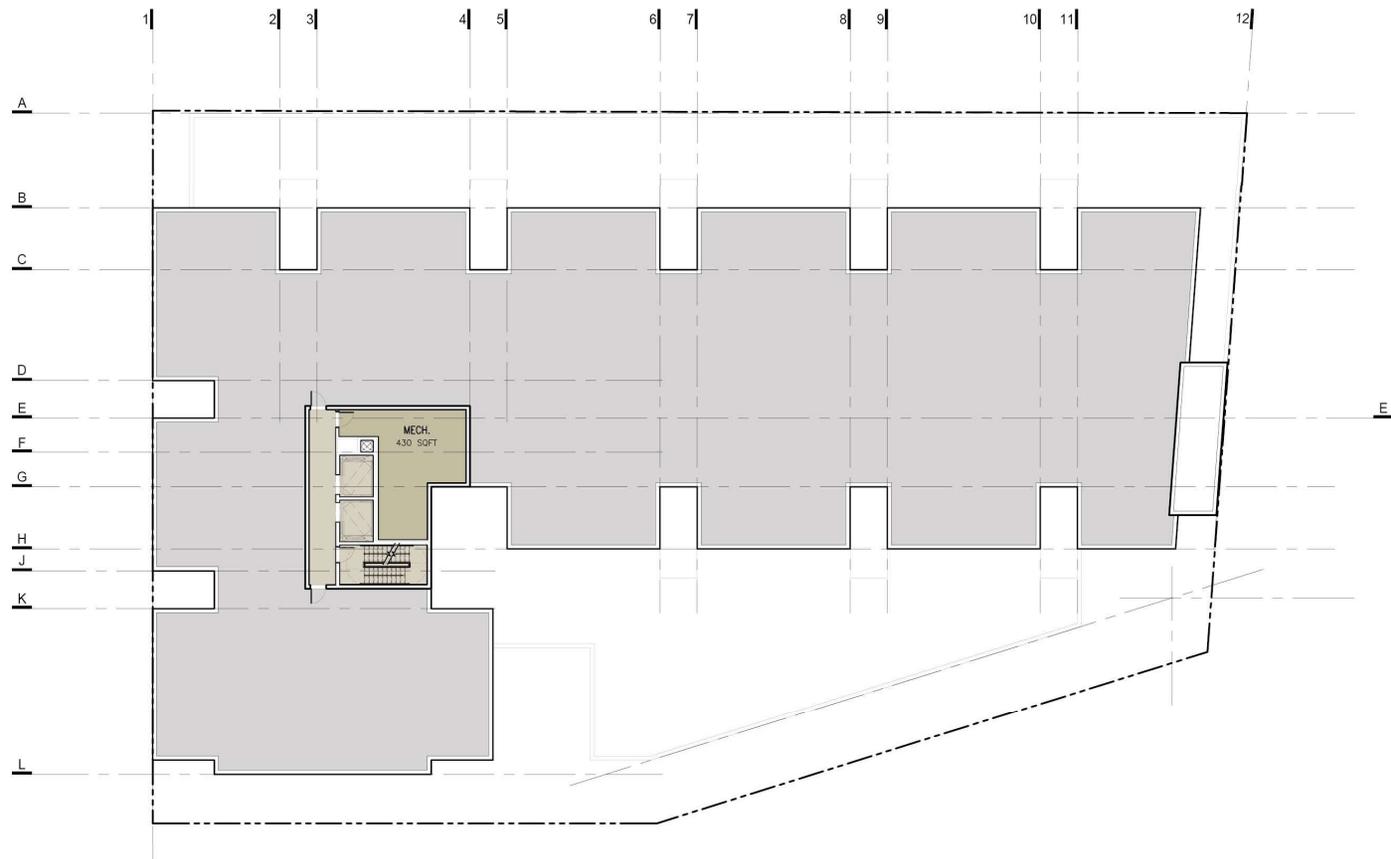


STORM WATER MANAGEMENT - GREEN ROOF			
	LOT AREA	GREEN ROOF AREA REQUIREMENT = 15% OF LOT AREA	PROVIDED
SECOND FLOOR	30,036 SQ. FT.	4,505 SQ. FT.	4,726 SQ. FT.



**LEVEL 02 PLAN | BLDG C**







**NORTH ELEVATION** BLACKHAWK



WEST ELEVATION PARK

BUILDING ELEVATIONS | BLDG C



**SOUTH ELEVATION**

MECH PENTHOUSE  
EL: + 126'-0"

FIBER CEMENT ACCENT PANEL  
BLACK FIBERGLASS WINDOWS  
FIBER CEMENT PANEL

LEVEL 03  
EL: + 26'-0"

LEVEL 02  
EL: + 15'-6"

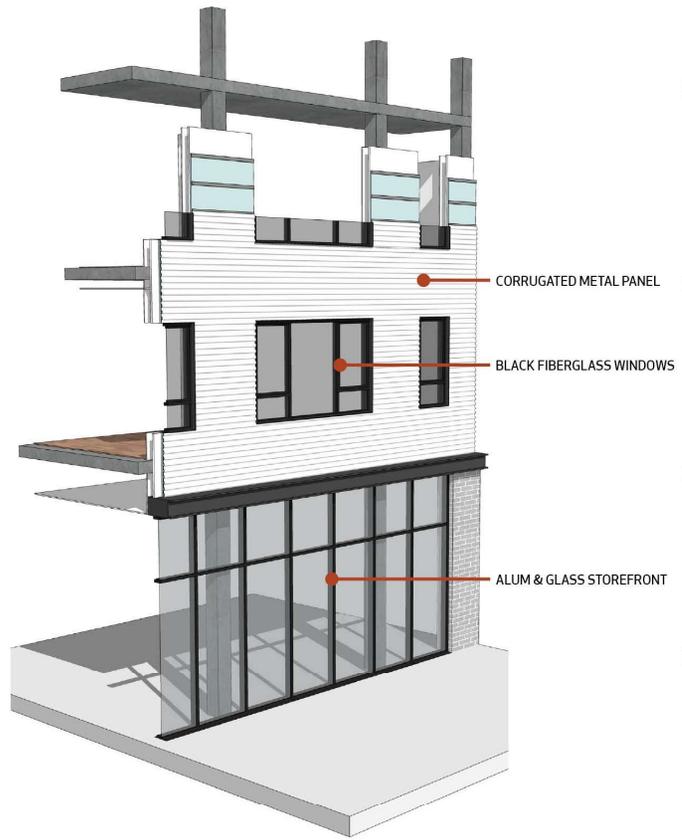


EAST ELEVATION

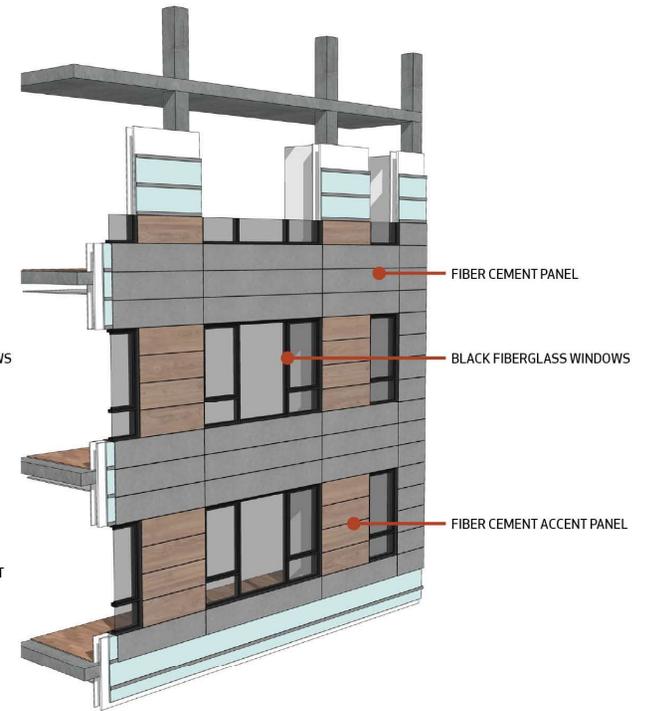
BUILDING ELEVATIONS | BLDG C



BUILDING BASE



BUILDING BASE - WEST



TYPICAL FLOOR

FAÇADE SECTIONS | BLDG C



18" PREFINISHED FIBER CEMENT PANEL COLOR 01



UTILITY BRICK COLOR 01(DARK GREY)



UTILITY BRICK COLOR 02(LIGHT GREY)



PAINTED ALUMINUM STOREFRONT



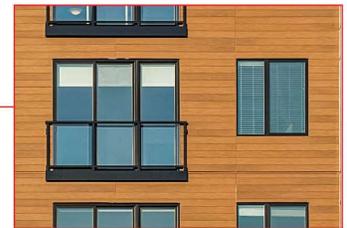
4" PREFINISHED CORRUGATED METAL PANEL W/ EXPOSED FASTENERS



18" PREFINISHED FIBER CEMENT PANEL COLOR 02



18" WOOD TONE FIBER CEMENT ACCENT PANEL



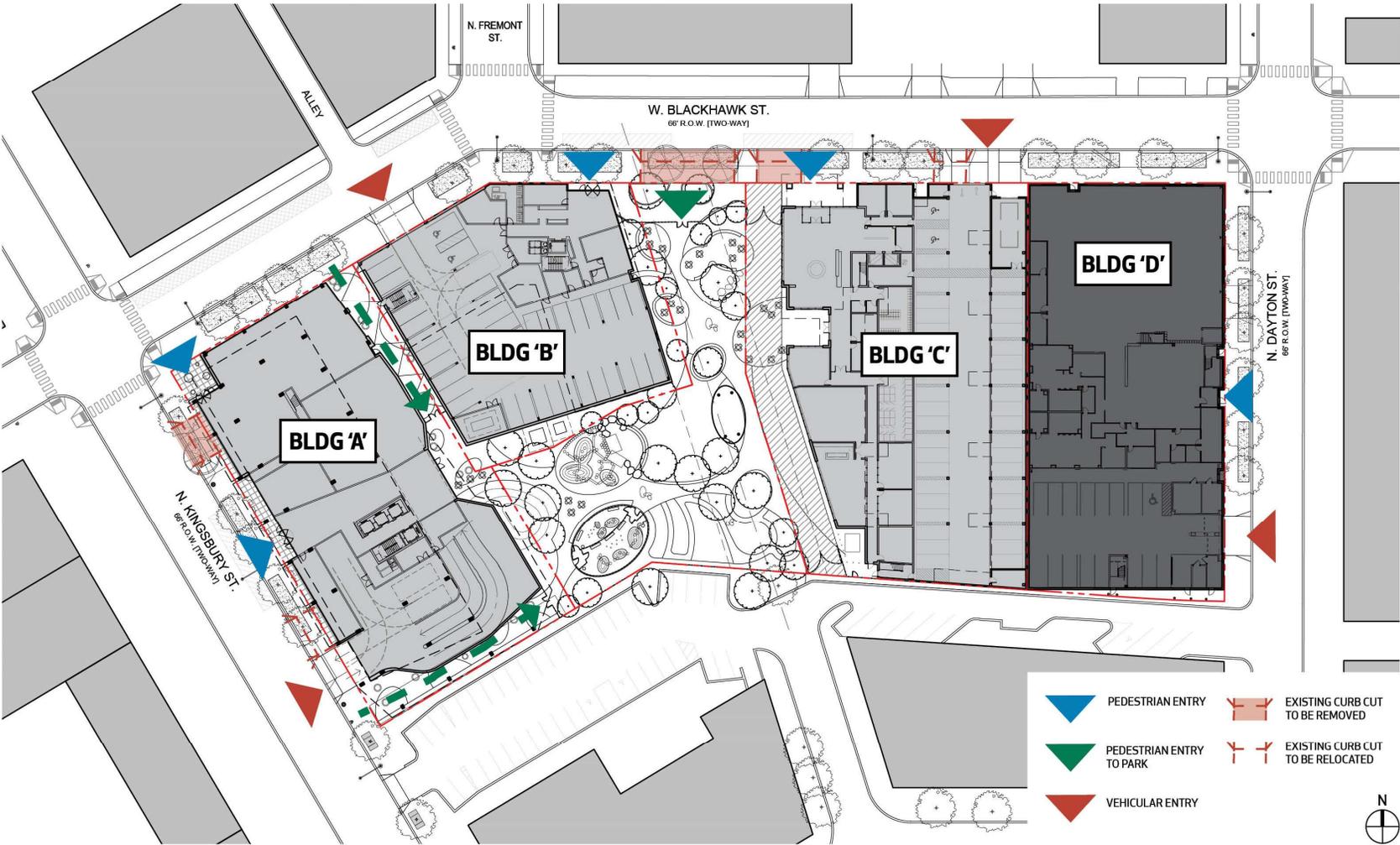
BLACK FIBERGLASS WINDOW

# BUILDING MATERIALS | BLDG C

**17-8-0904-A:**  
 Parking and loading entrances have been reduced to one curb cut per building to reduce conflicts between existing traffic patterns and pedestrians. All Buildings are provide accessible grade level entrances and bicycle parking.

**17-8-0904-B:**  
 All sidewalk and street work to be completed to CDOT standards.

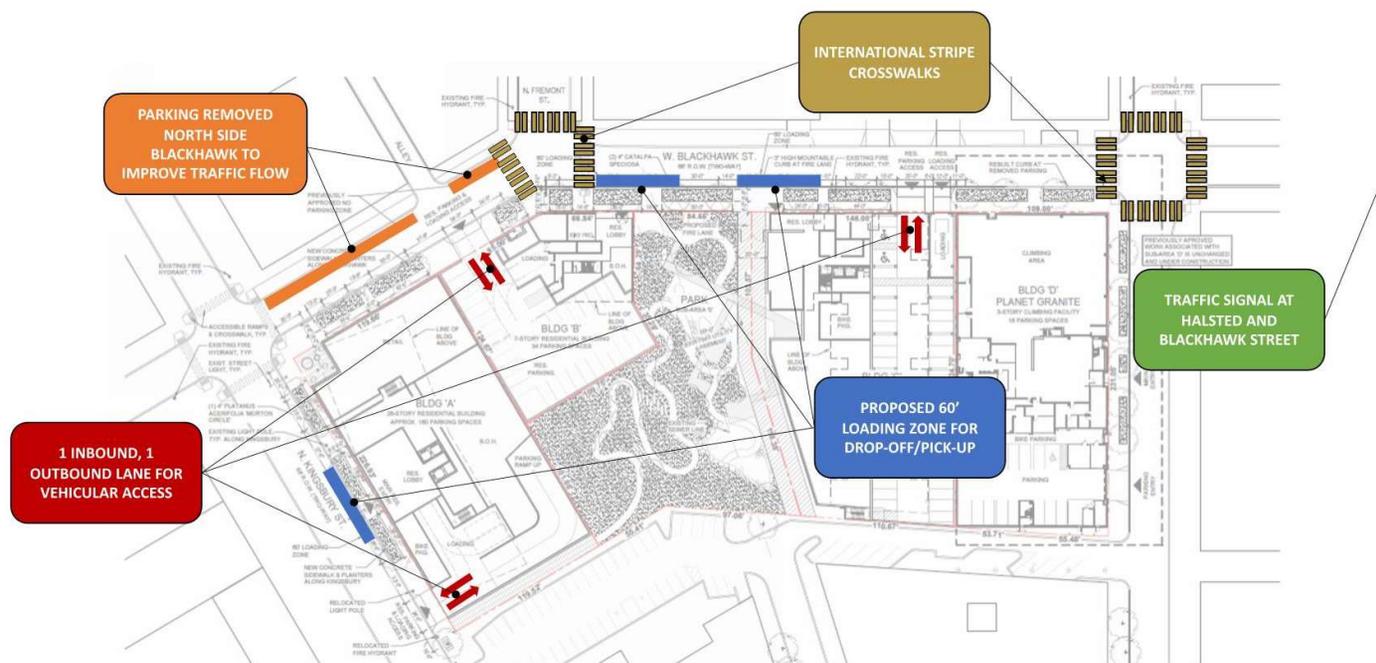
**17-8-0904-C:**  
 Parking in Building B and C is located interior to the development to minimize presence on. Building A parking is located above the street level at level 2-4 and treated to architectural integrate with overall building design.



**TRANSPORTATION, TRAFFIC, AND PARKING**

## TRAFFIC STUDY RECOMMENDATIONS:

- Traffic signal warranted at Blackhawk and Halsted
- Site driveways should provide for 1 inbound and 1 outbound lane
- Maximize on-site protected bike parking to encourage non-auto travel
- Eliminate on-street parking North side Blackhawk between Fremont and Kingsbury
- Prohibit parking on South side of Blackhawk immediately West of Halsted
- Stripe international crosswalks on Blackhawk Street at Dayton and Fremont
- **Overall traffic impact less than previously approved Planned Development**

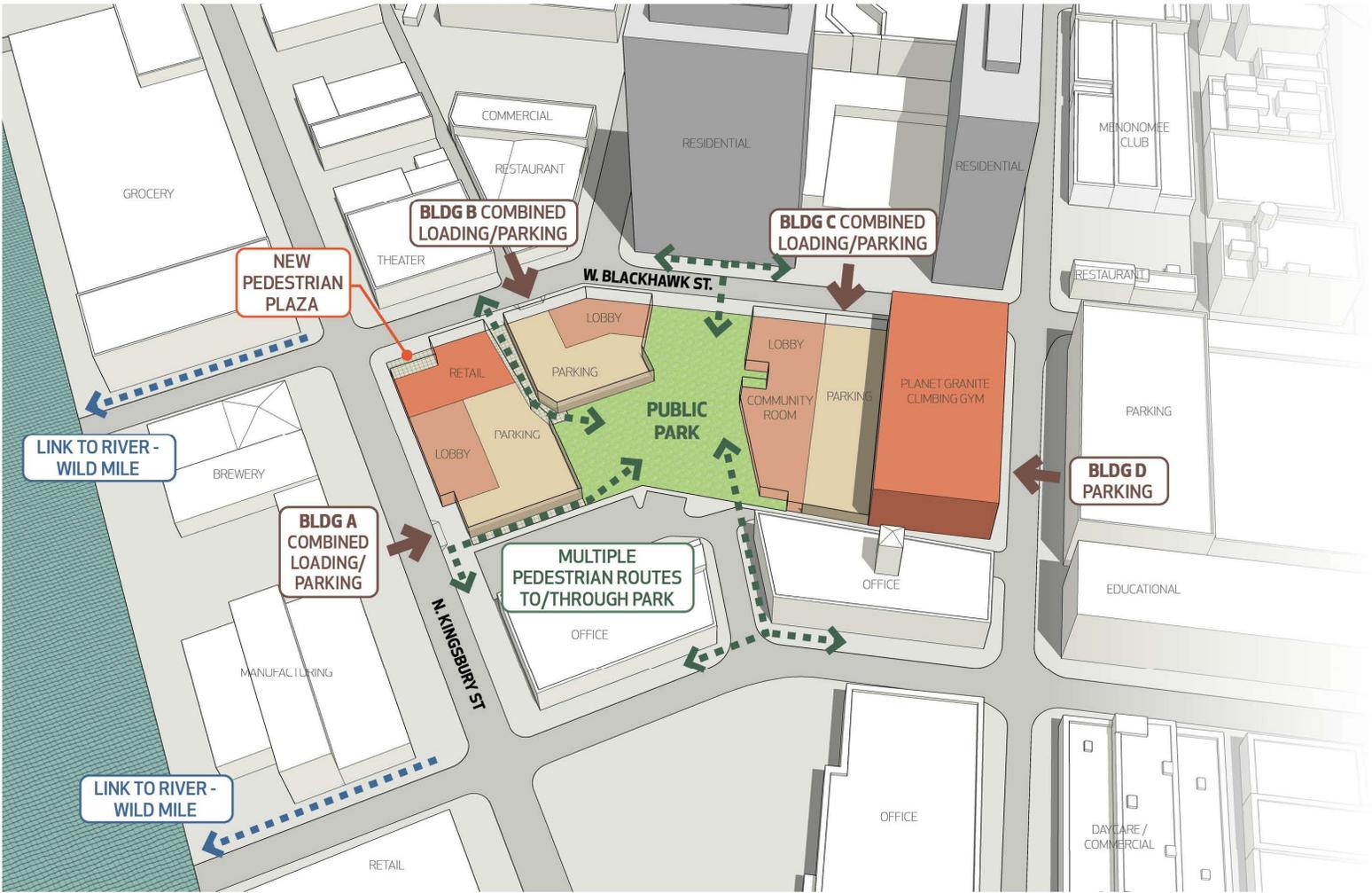


**17-8-0905-A:**  
Multiple pedestrian routes provided around and through the site to connect proposed park to the street and neighborhood.

**17-8-0905-B:**  
Building B and C locate entrances and lobbies at the main entrance to the park on Blackhawk emphasis the relationship between park, street scape and proposed buildings.

**17-8-0906-A:**  
Massing of Building B and C in relationship to residential tower to the north of Blackhawk serve as a frame for the park entrance.

**17-8-0906-B:**  
Building A forms active street wall on main thoroughfare of Kingsbury. Building set back at Corner of Kingsbury and Blackhawk forms a pedestrian plaza to hold the corner.



**URBAN DESIGN**

**17-8-0905-A and B:**  
Retail and active use spaces provide at street level, with particular emphasis on large active retail presence at the corner of Blackhawk and Kingsbury.

**17-8-0906-A:**  
Location of Building A residential tower at west end of site optimizes distance between existing towers, preserving views and urban pattern

**17-8-0906-B:**  
Lower buildings heights along Blackhawk promote pedestrian friendly streetscape through scale and framing of park entrance.

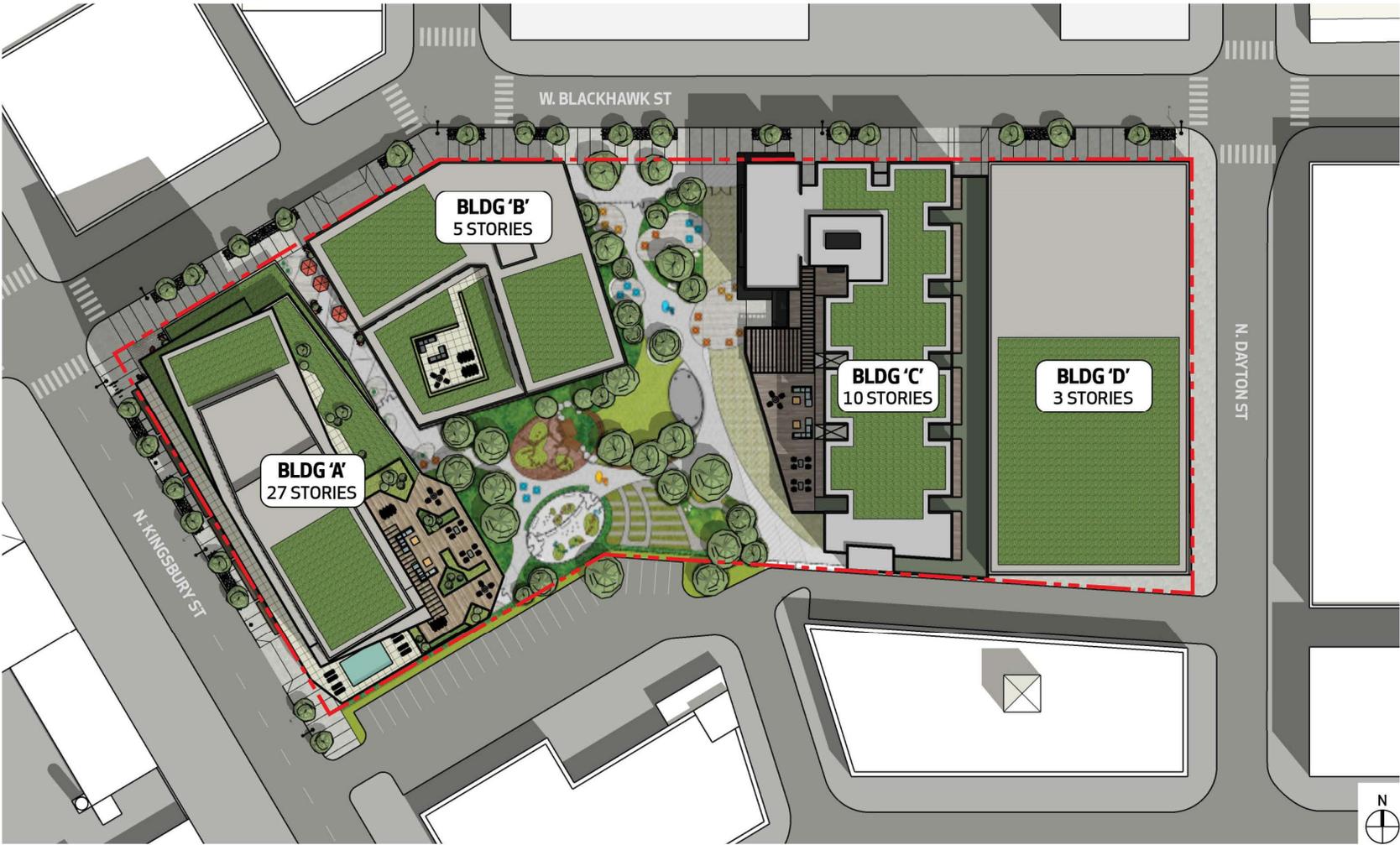


**17-8-0909-A:**  
Large publicly accessible park fills Sub-area 'E' at interior of development, with multiple access points to tie park into surrounding neighborhood.

**17-8-0909-B:**  
Open spaces located to the south of the site to maximize sun exposure and create an "urban courtyard" between buildings.

**17-8-0909-B:**  
Park includes multiple programming spaces; open lawn for individual and group gatherings, seating nooks, play-space, gated dog area and community and therapeutic gardens.

**17-8-0909-C:**  
Each building provides additional residential interior amenities in addition to exterior amenity spaces overlooking the publicly accessible park from adjacent terraces.



**OPEN SPACE + LANDSCAPING**



**LEGEND:**

- 1 Entry Plaza
- 2 Gathering Node
- 3 Therapeutic garden
- 4 Permeable Concrete Paver
- 5 Sculpture
- 6 Moveable Tables and Chairs
- 7 Overhead Structure
- 8 Lawn
- 9 Community Planter
- 10 Dog Park
- 11 Nature Play
- 12 Outdoor Classroom
- 13 String Lighting
- 14 Landscape Buffer
- 15 Concrete Unit Pavers
- 16 Concrete Paving
- 17 Stabilized Decomposed Aggregate Paving

**PARK LANDSCAPE PLAN**

© 2020 G|R|E|C Architects, LLC



03 DECEMBER 2020

**PUBLICALLY-ACCESSIBLE OPEN SPACE**



1 Entry Plaza



3 Gathering Node



4 Therapeutic garden



5 Permeable Concrete Pavers



6 Sculpture



7 Moveable Tables and Chairs



8 Overhead Structure



9 Lawn

## PARK DESIGN PRECEDENTS

# PUBLICALLY-ACCESSIBLE OPEN SPACE



**State Street Maple**  
*Acer miyabei 'Morton'*  
Size: 40'-45'H / 30'-35'W



**New Horizon Elm**  
*Ulmus 'New Horizon'*  
Size: 30'-40'H / 15'-25'W



**White Oak**  
*Quercus alba*  
Size: 50'-80'H / 100'W



**Swamp White Oak**  
*Quercus bicolor*  
Size: 50'-60'H / 50'-60'W



**Japanese Zelkova**  
*Zelkova serrate*  
Size: 50'-80'H / 50'-80'W



**Eastern White Pine**  
*Pinus strobus*  
Size: 50'-80'H / 20'-40'W



**Eastern Redbud**  
*Cercis canadensis*  
Size: 20'-30'H / 25'-35'W



**Shadeblow Serviceberry**  
*Amelanchier canadensis*  
Size: 25'-30'H / 15'-30'W



**Bloodgood Planetree**  
*Platanus x acerifolia 'Bloodgood'*  
Size: 70'-85'H / 50'-70'W



**River Birch**  
*Betula nigra*  
Size: 30'-40'H / 20'-30'W



**Green Giant Arborvitae**  
*Thuja plicata*  
Size: 50'-70'H / 15'-25'W



**White Fir**  
*Abies concolor*  
Size: 30'-50'H / 15'-20'W

**PARK OVERSTORY PLANT MATERIAL**

**PUBLICALLY-ACCESSIBLE OPEN SPACE**

# Chicago Sustainable Development Policy 2017<sup>01.12</sup>



Compliance Options	Points Required	Sustainable Strategies Menu																																		
		Health	Energy					Stormwater				Landscapes			Green Roofs		Water		Transportation					Solid Waste	Work Force	Wildlife										
		1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)		
<b>Compliance Paths</b>					Choose one			Choose one		Choose one									Choose one		Choose one													Choose one		
Options Without Certification																																				
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	40	5	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	5	10	5	5	5	10	10	5	10

+10 additional points for green roof containing plants from 30 different genera.

Strategy Achieves 100 Total Points



Chicago Sustainable Development Policy 2017<sup>01.12</sup>



Compliance Options	Points Required	Sustainable Strategies Menu																																		
		Health	Energy							Stormwater					Landscapes			Green Roofs		Water		Transportation					Solid Waste	Work Force	Wildlife							
Compliance Paths	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab	1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)	
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	5	10	5	5	10	10	5	10
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	5	NA	10	5	10	
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	10	10	5	10	
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10		
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10	
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10	
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10	
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10	
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10	
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	20	10	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	20	10	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10

\*only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Constructic	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

\*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope  
 Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

**COMPLIANCE SUMMARY:**

- BUILDING HVAC SYSTEMS: AIR COOLED VRF, NG/AIR COOLED MAU, CENTRAL DWH SYSTEM.
- ENERGY STAR SCORE: TARGET 80.
- BUILDING ENERGY PERFORMANCE: EXCEED ENERGY CODE BY A MIN. OF 10%.
- INDOOR WATER USE PERFORMANCE: TARGET 27.81%.
- EV CHARGING STATIONS: MIN. OF TWO (2) LEVEL TWO STATIONS.
- EV READINESS: MIN. OF 20% OF THE TOTAL PARKING CAPACITY TO BE EV STATION READY.
- CTA DIGITAL DISPLAY: DISPLAY TO BE LOCATED WITHIN THE BUILDING LOBBY.
- CWM WASTE DIVERSION: MIN. OF 80% OF ALL CONSTRUCTION WASTE DIVERTED FROM LANDFILL.

**Identify How Project Complies with the  
Stormwater Management Ordinance**

<https://www.chicago.gov/content/dam/city/depts/water/general/Engineering/SewerConstStormReq/2016StormwaterManual.pdf>

**STORMWATER MANAGEMENT ORDINANCE COMPLIANCE**

- **Developer proposes to build the “first units” (10%) of its ARO obligation (34 Units) as “for sale” family-oriented condominium units in a separate building (Bldg B) within a unified master plan development for the Big Deahl project**
- **“Additional units” will be located off site at Harrison and Francisco, within the Near North/Near West Pilot Zone and consist of thirty-three (33) 3BR /2.5 bath, family sized, for sale townhomes certified and approved by Department of Housing, CCLT**
- **All affordable units will be certified as per the City of Chicago Affordable Requirements Ordinance (ARO) and will be included in the Chicago Community Land Trust (CCLT) portfolio of affordable homes through a 30 year covenant restriction**



**AFFORDABLE REQUIREMENTS ORDINANCE**

- Half acre privately-owned, publicly-accessible park with seating, pedestrian paths and dog park
- \$3 Million in real estate tax proceeds
- Total project cost: \$250,000,000
  - Approximately 1000 construction jobs
  - Commitment to 26% MBE and 6% WBE , and 50% City residency



## ECONOMIC AND COMMUNITY BENEFITS

# ★ DPD Recommendations

- The project promotes the safe and efficient circulation of pedestrians, cyclists and motor vehicles (17-8-0904-A-1).
- The project is designed to promote pedestrian interest, safety, and comfort by providing safe walkways and providing active uses within buildings facing the street (17-8-0905-A-1&2).
- The proposed development is compatible with the character of the surrounding area in terms of uses, density, and building scale.
- The proposed development is constructed with materials, finishes and architectural details that are of high-quality (17-8-0907-B-3).
- The proposal provides adequate, inviting, usable and accessible parks, open spaces and recreation areas and provides substantial landscaping of the open areas (17-8-0909-A-1&2).

